

<b>PROGRAM NAME</b>	<b>Public Sector New Construction (2011 through 2014)</b>																																																		
<b>Objective</b>	Support greater energy efficiency in public buildings through adoption of measures beyond current commercial energy efficiency building code																																																		
<b>Target Market</b>	Local Government, K-12 schools, Community Colleges, State Universities, State and Federal buildings																																																		
<b>Program Duration</b>	Beginning June 1, 2011 and continuing through rest of three-year EEPs plan period.																																																		
<b>Program Description</b>	<p>The program will provide grants for new and majorly renovated public sector buildings that exceed the current Illinois Energy Conservation Code for Commercial Buildings. The grants are twofold. The building will receive incentives based on electrical and natural gas savings for beyond code design based on projected energy savings. A bonus incentive will be provided to LEED® seeking projects on a square foot basis based on the percentage beyond the code the project achieves (10%, 20%, etc.). However, if certain jurisdictions or building types are under other institutional rules or legal requirements that already involve standards beyond the code, then incentives will only be provided for electricity and natural gas reductions beyond those requirements. For example, under recently enacted legislation and proposed Capital Development Board rules, new K-12 schools must achieve LEED Silver certification, including a 10% energy reduction beyond the commercial code which is a LEED Prerequisite. Therefore, to be eligible for Public Sector New Construction grants, the schools will have to achieve electricity reductions beyond the LEED Silver requirements. Given the current backlog of school projects which applied for funding prior to the new requirements, however, the exact timeframe when schools will be mandated to achieve LEED silver is unknown.</p>																																																		
<b>Eligible Measures</b>	<p>Government, Community College, and Higher Education Buildings</p> <table border="1"> <thead> <tr> <th>Measure</th><th>kWh/unit</th><th>kW/unit</th><th>Therms/unit</th></tr> </thead> <tbody> <tr> <td>10% beyond code</td><td>1.40/sq. ft</td><td>0.0007</td><td>0.1/sf</td></tr> <tr> <td>15% beyond code</td><td>2.10/sq. ft</td><td>0.0011</td><td>0.2/sf</td></tr> <tr> <td>20% beyond code</td><td>2.80/sq. ft.</td><td>0.0014</td><td>0.3/sf</td></tr> <tr> <td>25% beyond code</td><td>3.50/sq. ft</td><td>0.0018</td><td>0.4/sf</td></tr> <tr> <td>30% beyond code</td><td>4.20/sq. ft</td><td>0.0021</td><td>0.5/sf</td></tr> </tbody> </table> <p>K-12 schools</p> <table border="1"> <thead> <tr> <th>Measure</th><th>kWh/unit</th><th>kW/unit</th><th>Therms/unit</th></tr> </thead> <tbody> <tr> <td>10% beyond code</td><td>0.85/sq. ft</td><td>0.0004</td><td>0.05/sf</td></tr> <tr> <td>15% beyond code</td><td>1.13/sq. ft</td><td>0.0006</td><td>0.1/sf</td></tr> <tr> <td>20% beyond code</td><td>1.69/sq. ft.</td><td>0.0008</td><td>0.15/sf</td></tr> <tr> <td>25% beyond code</td><td>1.97/sq. ft.</td><td>0.0010</td><td>0.2/sf</td></tr> <tr> <td>30% beyond code</td><td>2.54/sq. ft.</td><td>0.0013</td><td>0.25/sf</td></tr> </tbody> </table> <p>The savings above are based on information from: Don Fournier, Smart Energy Design Assistance Center; GSA <i>LEED Cost Study</i>, prepared by Steven Winter Associates, Inc., for US General Services Administration, Oct. 2004; and USGBC, <i>Study of LEED Schools</i>.</p>			Measure	kWh/unit	kW/unit	Therms/unit	10% beyond code	1.40/sq. ft	0.0007	0.1/sf	15% beyond code	2.10/sq. ft	0.0011	0.2/sf	20% beyond code	2.80/sq. ft.	0.0014	0.3/sf	25% beyond code	3.50/sq. ft	0.0018	0.4/sf	30% beyond code	4.20/sq. ft	0.0021	0.5/sf	Measure	kWh/unit	kW/unit	Therms/unit	10% beyond code	0.85/sq. ft	0.0004	0.05/sf	15% beyond code	1.13/sq. ft	0.0006	0.1/sf	20% beyond code	1.69/sq. ft.	0.0008	0.15/sf	25% beyond code	1.97/sq. ft.	0.0010	0.2/sf	30% beyond code	2.54/sq. ft.	0.0013	0.25/sf
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Implementation Strategy	DCEO will work closely with K-12, higher education, and local government associations to seek participants in the Public Sector New Construction Program. K-12 associations include: Illinois State Board of Education, Illinois Association of School Boards, Illinois Principals Association, Illinois Association of School and Business Officials, and Illinois Association of School Administrators. Higher education associations include: Illinois Community College Board, Illinois Institute of Colleges and Universities, and Illinois Board of Higher Education among others. Local government associations include: Illinois Municipal League, Illinois Association of County Board Members and Commissioners, Township Officials of Illinois, and the Metro-Mayors Caucus. DCEO will also work with the Capital Development Board to identify state building projects that could participate in the Program.																					
Marketing Strategy	The program will be marketed through the statewide K-12, higher education, and local government associations as well as the building industry (ASHRAE, ISPE, AIA, APEC, energy service companies, and vendors, etc.). Meetings and workshops will be held to inform potential applicants and other interested parties involved in building construction.																					
Incentive Strategy	<table><tr><th>Measure</th><th>Unit</th><th>Incentive</th></tr><tr><td>Natural Gas Savings</td><td>Therms</td><td>\$0.80</td></tr><tr><td>Electrical Savings</td><td>kWh</td><td>\$0.08</td></tr></table> <table><tr><th>Measure</th><th>Incentive per sq. ft.</th></tr><tr><td>10% beyond code</td><td>\$0.25</td></tr><tr><td>15% beyond code</td><td>\$0.50</td></tr><tr><td>20% beyond code</td><td>\$0.75</td></tr><tr><td>25% beyond code</td><td>\$1.00</td></tr><tr><td>30% beyond code</td><td>\$1.25</td></tr></table> <p>The energy incentives will be set at a level that reflects the avoided cost of that energy on an annual basis. The LEED® seeking bonus incentives will be set at increasing levels based on how far beyond the Illinois Energy Conservation Code for Commercial Buildings that the building will be constructed. This is to encourage participants to design the buildings to achieve the greatest level of energy efficiency. DCEO reserves the right to negotiate different incentive levels if the institution is under rules that already require achieving beyond the code.</p> <p>DCEO also reserves the right to modify the incentive levels as needed in accordance with current market development, technology development, EM&amp;V results and program implementation experience.</p>	Measure	Unit	Incentive	Natural Gas Savings	Therms	\$0.80	Electrical Savings	kWh	\$0.08	Measure	Incentive per sq. ft.	10% beyond code	\$0.25	15% beyond code	\$0.50	20% beyond code	\$0.75	25% beyond code	\$1.00	30% beyond code	\$1.25
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Milestones	<ul style="list-style-type: none"><li>• <b>February 2011:</b> Commission approval</li><li>• <b>March-May:</b> Final program design and protocol development</li><li>• <b>June 2011:</b> Public Sector New Construction Program launch</li></ul>																								
EM&V Requirements	<p>Grant recipients will be required to use LEED Scoresheets as well as Comcheck or ASHRAE Energy Performance sheets to verify the extent beyond code and estimated electricity and natural gas reductions.</p> <p>DCEO will continue to coordinate the EM&amp;V process with the other utilities, but intends to issue its own EM&amp;V contracts based on a competitive solicitation issued by the DCEO. DCEO believes this is imperative to meet the requirements of a program that spans the entire state.</p>																								
Administrative Requirements	Program guidelines will be developed, based in part on the previous New Construction Program administered by DCEO last fiscal year.																								
Estimated Participation	<table><tr><th>Measure</th><th>2011 sq. ft.</th><th>2012 sq. ft.</th><th>2013 sq. ft.</th></tr><tr><td>10% beyond code</td><td>100,000</td><td>100,000</td><td>100,000</td></tr><tr><td>15% beyond code</td><td>100,000</td><td>100,000</td><td>200,000</td></tr><tr><td>20% beyond code</td><td>100,000</td><td>200,000</td><td>200,000</td></tr><tr><td>25% beyond code</td><td>200,000</td><td>300,000</td><td>300,000</td></tr><tr><td>30% beyond code</td><td>100,000</td><td>100,000</td><td>200,000</td></tr></table> <p>These are estimates of program participation based on professional judgment and past program experience. Actual participation and mix of buildings achieving various levels beyond the Commercial Energy Code may vary. The current economic climate in the public sector has reduced the amount of new construction and major renovations.</p>	Measure	2011 sq. ft.	2012 sq. ft.	2013 sq. ft.	10% beyond code	100,000	100,000	100,000	15% beyond code	100,000	100,000	200,000	20% beyond code	100,000	200,000	200,000	25% beyond code	200,000	300,000	300,000	30% beyond code	100,000	100,000	200,000
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**Estimated Budget**

<b>Electric Budget Information Total Program</b>				
<b>Budget Category</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Total</b>
<b>Incentive Costs</b>	\$1,299,012	\$1,299,012	\$1,299,012	\$3,897,036
<b>Implementation Costs</b>	\$144,335	\$144,335	\$144,335	\$433,005
<b>Total</b>	<b>\$1,443,347</b>	<b>\$1,443,347</b>	<b>\$1,443,347</b>	<b>\$4,330,041</b>
<b>ComEd (73%)</b>				
<b>Budget Category</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Total</b>
<b>Incentive Costs</b>	\$948,279	\$948,279	\$948,279	\$2,844,837
<b>Implementation Costs</b>	\$105,365	\$105,365	\$105,365	\$316,094
<b>Total</b>	<b>\$1,053,643</b>	<b>\$1,053,643</b>	<b>\$1,053,643</b>	<b>\$3,160,930</b>
<b>Ameren (27%)</b>				
<b>Budget Category</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Total</b>
<b>Incentive Costs</b>	\$350,733	\$350,733	\$350,733	\$1,052,199
<b>Implementation Costs</b>	\$38,970	\$38,970	\$38,970	\$116,911
<b>Total</b>	<b>\$389,704</b>	<b>\$389,704</b>	<b>\$389,704</b>	<b>\$1,169,111</b>

<b>Gas Budget Information Total Program</b>				
<b>Budget Category</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Total</b>
<b>Incentive Costs</b>	\$500,988	\$500,988	\$500,988	\$1,502,964
<b>Implementation Costs</b>	\$55,655	\$55,655	\$55,655	\$166,995
<b>Total</b>	<b>\$556,653</b>	<b>\$55,655</b>	<b>\$55,655</b>	<b>\$1,669,959</b>
<b>Ameren (16.9%)</b>				
<b>Budget Category</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Total</b>
<b>Incentive Costs</b>	\$84,667	\$84,667	\$84,667	\$254,001
<b>Implementation Costs</b>	\$9,407	\$9,407	\$9,407	\$28,222
<b>Total</b>	<b>\$94,074</b>	<b>\$94,074</b>	<b>\$94,074</b>	<b>\$282,223</b>
<b>Nicor (56.6%)</b>				
<b>Budget Category</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Total</b>
<b>Incentive Costs</b>	\$283,559	\$283,559	\$283,559	\$850,677
<b>Implementation Costs</b>	\$31,506	\$31,506	\$31,506	\$94,519
<b>Total</b>	<b>\$315,066</b>	<b>\$315,066</b>	<b>\$315,066</b>	<b>\$945,197</b>

**Estimated Budget  
Cont'd**

<b>People's Gas (21.7%)</b>				
<b>Budget Category</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Total</b>
<b>Incentive Costs</b>	\$108,714	\$108,714	\$108,714	\$326,142
<b>Implementation Costs</b>	\$12,079	\$12,079	\$12,079	\$36,238
<b>Total</b>	\$120,794	\$120,794	\$120,794	\$362,381
<b>North Shore (4.8%)</b>				
<b>Budget Category</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Total</b>
<b>Incentive Costs</b>	\$24,047	\$24,047	\$24,047	\$72,141
<b>Implementation Costs</b>	\$2,672	\$2,672	\$2,672	\$8,016
<b>Total</b>	\$26,719	\$26,719	\$26,719	\$80,158

**Savings Targets**

<b>Net Savings (Gas/Electricity)</b>				
<b>Electrical Savings (kWh)</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Total</b>
<b>Ameren Territory (27%)</b>	1,500,833	1,500,833	1,500,833	4,502,499
<b>ComEd Territory (73%)</b>	4,057,807	4,057,807	4,057,807	12,173,421
<b>Total Electric Savings</b>	<b>5,558,640</b>	<b>5,558,640</b>	<b>5,558,640</b>	<b>16,675,920</b>
<b>Gas Savings (Therms)</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Total</b>
<b>Ameren Territory (16.9%)</b>	58,589	58,589	58,589	175,767
<b>Nicor Territory (56.6%)</b>	196,221	196,221	196,221	588,663
<b>People's Territory (21.7%)</b>	75,230	75,230	75,230	225,689
<b>North Shore Territory (4.8%)</b>	16,641	16,641	16,641	49,922
<b>Total Gas Savings</b>	<b>346,680</b>	<b>346,680</b>	<b>346,680</b>	<b>1,040,041</b>

It is assumed that the electricity and natural gas savings will occur in the year following the year in which the projects are funded to account for the time it takes developers to complete construction.

**Other Program  
Metrics**

Number of government and school buildings assisted.  
TRC: 4.30